007.0	0006	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,003,300 /	1,003,300
					USE VALUE:	1,003,300 /	1,003,300
					ASSESSED:	1,003,300 /	1,003,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83	-83A	LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAVRIS VIRGINIA E
Owner 2:	
Owner 3:	
Street 1:	381 ELIOT STREET #195L
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02464 Type:

PREVIOUS OWNER

Owner 1:	CAMERON ANNE/ETAL -
Owner 2:	CAMERON ELEANORE -
Street 1:	8834 SCHINDELLEGI
Twn/City:	SWITZERLAND
St/Prov:	Cntry:
Postal:	76262

NARRATIVE DESCRIPTION

This parcel contains 3,994 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Asbestos Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3994.000	614,600		388,700	1,003,300
Total Card	0.092	614,600		388,700	1,003,300
Total Parcel	0.092	614,600		388,700	1,003,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.39 | /Parcel: 454.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

6727

GIS Ref

GIS Ref

Insp Date

05/05/14

!723!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 007.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	615,100	0	3,994.	388,700	1,003,800	1,003,800	Year End Roll	12/18/2019
2019	104	FV	460,700	0	3,994.	413,000	873,700	873,700	Year End Roll	1/3/2019
2018	104	FV	460,700	0	3,994.	301,200	761,900	761,900	Year End Roll	12/20/2017
2017	104	FV	433,000	0	3,994.	262,400	695,400	695,400	Year End Roll	1/3/2017
2016	104	FV	433,000	0	3,994.	223,500	656,500	656,500	Year End	1/4/2016
2015	104	FV	381,100	0	3,994.	218,600	599,700	599,700	Year End Roll	12/11/2014
2014	104	FV	293,300	0	3,994.	179,800	473,100	473,100	Year End Roll	12/16/2013
2013	104	FV	304,900	0	3,994.	171,000	475,900	475,900		12/13/2012

PRINT

Date	Time
12/10/20	16:27:11

LAST REV

Date	Time
09/08/14	12:56:01
philc	
723	

USER DEFINED

Prior Id # 1:	6727
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMERON ANNE/ET	62453-251		8/14/2013	Change>Sale	660,500	No	No		
CAMERON ELEANOR	25968-288		1/12/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2014	539	Manual	5,229					
9/18/2013	1393	Redo Kit	27,000	C				
8/16/2013	1242	Manual	1,500	C				
3/19/2003	168	Redo Kit	8,132					WATER DAMAGE REPAI
2/6/2001	126	Porch	12,500	C				REBUILD REAR PORCH
6/18/1998	394	Manual	14,000					DEMO 2 POR ADD EP1
4/21/1998	213	Manual	3,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2014	Info Fm Prmt	PC	PHIL C
5/5/2014	Measured	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
1/9/2014	Info Fm Prmt	EMK	Ellen K
5/12/2009	Measured	372	PATRIOT
10/20/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3994		Sq. Ft.	Site		0	80.	1.22	1			Med. Tr	-10					388,671						388,700	

Total AC/HA: 0.09169 | Total SF/SM: 3994 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 388,671 | Spl Credit | Total: 388,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.94031191
Adj $ / SQ:	179.922
Other Features:	121500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644271
Depreciation:	29636
Depreciated Total:	614634

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

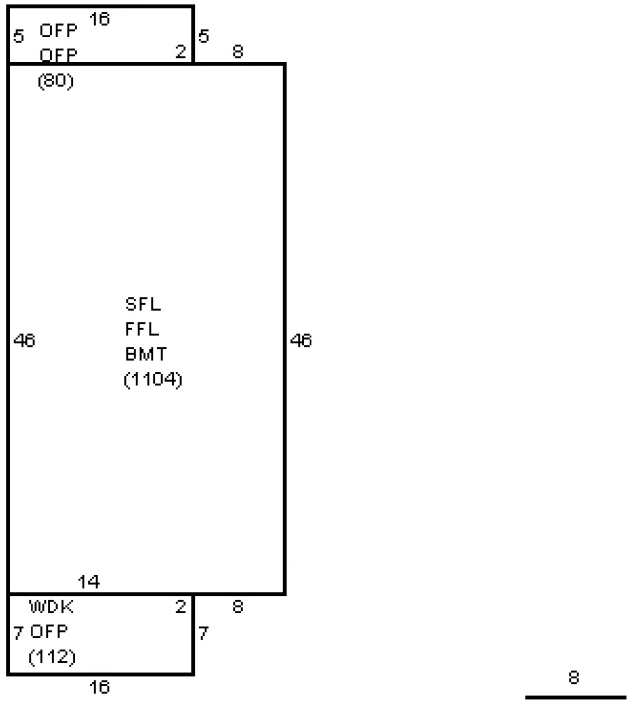
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	197.91
Special Features:	0	Val/Su Net:	166.29
Final Total:	614600	Val/Su SzAd	278.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	53.980	59,590
FFL	First Floor	1,104	179.920	198,633
SFL	Second Floor	1,104	179.920	198,633
OFP	Open Porch	272	21.220	5,772
WDK	Deck	112	14.040	1,572

Net Sketched Area:	3,696			Total:	464,200
Size Ad	2208	Gross Are	3696	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

007.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc